

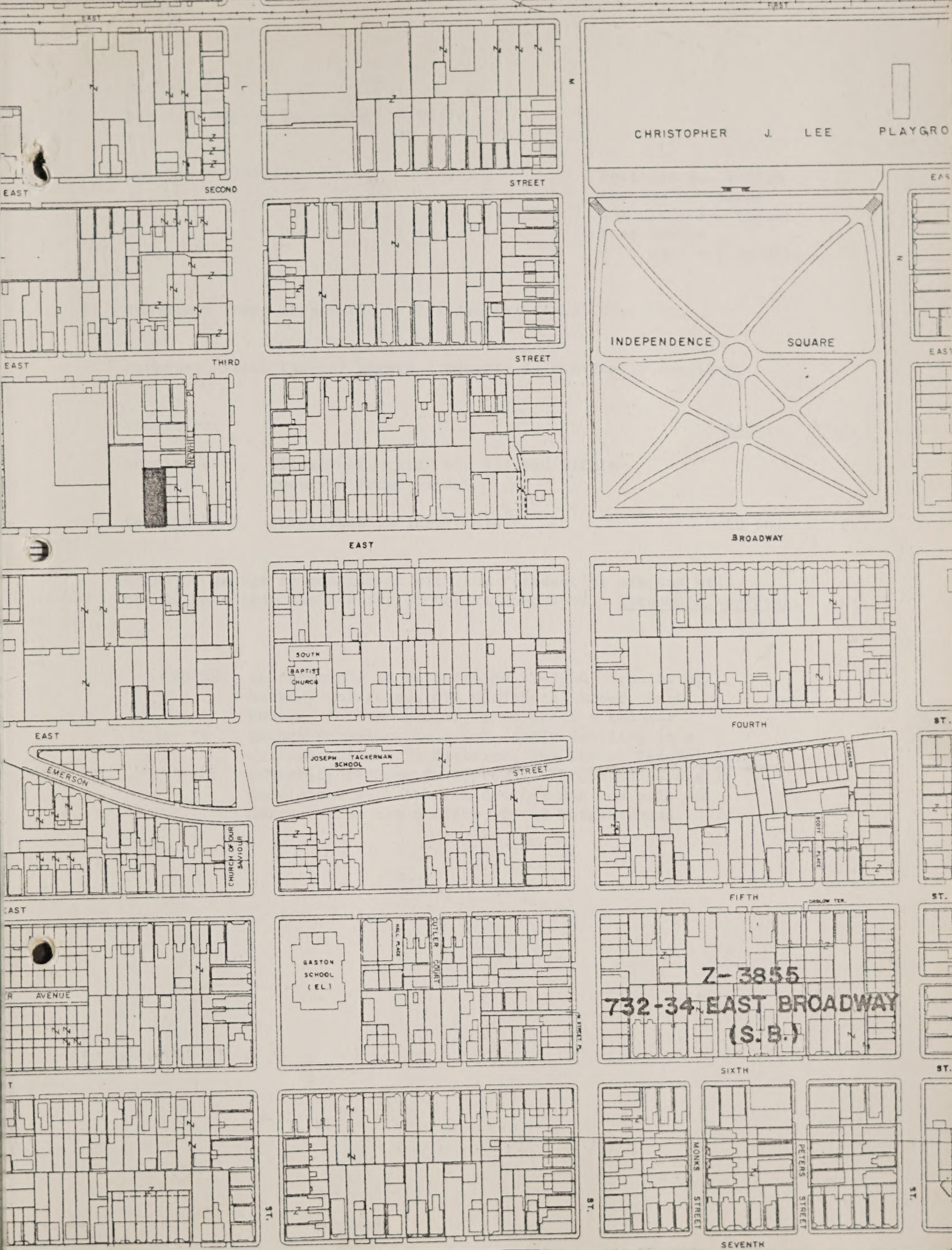
Document No. 3480  
Voted at Meeting of 5/26/77

## BOARD OF APPEAL REFERRALS

MAY 27, 1977

1. Z-3855 Pilgrim Hall Realty Corp.  
Bradley R. Carter  
732-734 East Broadway, South Boston
2. Z-3860 Anthony Colarusso  
49A Gladstone Street, East Boston
3. Z-3861 Bil-Sim Realty Trust  
379 Dorchester Street, South Boston
4. Z-3864 Rock Drillers Supply Co., Inc.  
2-20 Glenwood Avenue, Hyde Park
5. Z-3866 Arlin Realty Company  
727-731 Boylston Street, Boston
6. Z-3867 Joseph E. Coppola  
99 St. Botolph and 255 West Newton Streets, Boston
7. Z-3868 Henrietta Baxter  
15-17 Grant Place, Dorchester
8. Z-3871 Pasquale and Antonio DiCicco  
39-41 Burton Street, Brighton
9. Z-3872 Eugene J. Ciardi  
1185 River Street, Hyde Park
10. Z-3873 Local #34 Bartenders Union  
184 West Canton Street, Boston





CHRISTOPHER J. LEE PLAYGROUND

INDEPENDENCE SQUARE

BROADWAY

EAST

SOUTH  
BAPTIST  
CHURCH

JOSEPH TACKERNAN  
SCHOOL

STREET

CHURCH OF OUR  
SAVIOUR

GASTON  
SCHOOL  
(E.L.)

HILL PLACE  
CUTLER COURT

Z-3855  
732-34 EAST BROADWAY  
(S.B.)

SIXTH

MONKS STREET

PETERS STREET

SEVENTH



Board of Appeal Referrals 5/26/77

Hearing: 5/31/77

Petition No. Z-3860  
Anthony Colarusso  
49A Gladstone Street  
East Boston  
near Walley Street

One-story frame structure - Residential (R-.5) district.

Purpose: Erect two-car garage accessory to two-family dwelling.

Violation:	<u>Reqd.</u>	<u>Prop.</u>
Section 10-1. Off-street parking not allowed within required front yard.		
Section 18-1. Front yard is insufficient.	20 ft.	1 ft.

Proposed garage is consistent with the residential use and will not detract from the quality of the neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3860, brought by Anthony Colarusso, 49A Gladstone Street, East Boston, for two variances to erect a two-car garage accessory to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed garage is consistent with the residential use and will not detract from the quality of the neighborhood.





SUFFOLK DOWNS PARK

MADLEY ELEMENTARY SCHOOL

49A GLADSTONE ST  
STREET  
(E.B.)

Z-3880

GLADSTONE

NORTHWOOD ST

STREET

SELMA

ORIENT

A VIEW

ACHVIEW

ROAD

FAYWOOD

ROAD

WALDEN

AVENUE

AVENUE

STREET

LEDEN

STREET

WALLEY

VENUE

PALMER





Z-3861  
379 DORCHESTER ST.  
(S.B.)



Board of Appeal Referrals 5/26/77

Hearing: 6/7/77

Petition No. Z-3864  
Rock Drillers Supply Co., Inc.  
2-20 Glenwood Avenue, Hyde Park  
near Hyde Park Avenue

Contractor's yard - Manufacturing (M-1) district.

Purpose: to change occupancy from foundry to repair shop, garage, sale of used vehicles, construction equipment and supplies.

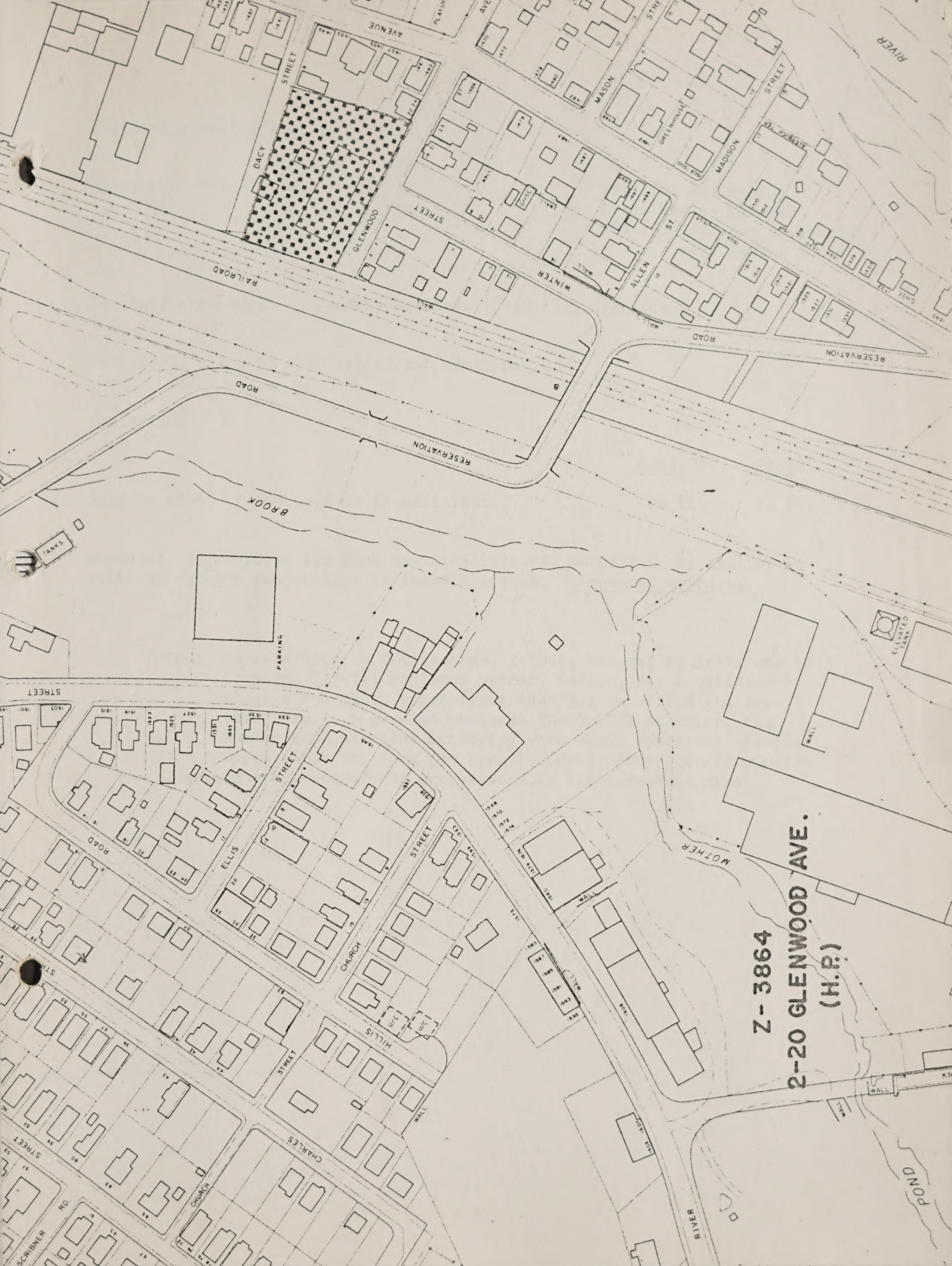
Violation:

Section 8-7. Yard for storing and servicing trucks and other equipment is conditional in an M-1 district.

Petitioner has operated at this site for the last 14 years. Use is consistent with predominantly industrial area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3864, brought by Rock Drillers Supply Co., Inc. 2-20 Glenwood Avenue, Hyde Park, for a change of occupancy from foundry to repair shop, garage, sale of used vehicles, construction equipment and supplies in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that planting or fencing screen at least eight feet high, be provided on Glenwood Ave., Hyde Park Ave. and Dacy Street sides.





Z-3864

2-20 GLENWOOD AVE.

(H.P.)



Board of Appeal Referrals 5/26/77

Hearing: 6/14/77

Petition No. Z-3866  
Arlin Realty Company  
727-731 Boylston St., Boston  
near Exeter Street

5½-story structure - General Business (B-10-155) district

Purpose: Erect 7' x 5' storefront addition.

Violation:

	<u>Reqd.</u>	<u>Prop.</u>
Section 18-1. Front yard is insufficient	20 ft.	12 ft.

Proposal, approved by the Back Bay Architectural Commission, is similar to other storefront projections in immediate area. Recommend approval.

VOTED: In reference to Petition No. Z-3866, brought by Arlin Realty Company, 727-731 Boylston Street, Boston, for a variance to erect a one-story store front addition to office and retail structure in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Proposal, approved by the Back Bay Architectural Commission, is similar to other storefront projections in the immediate area.



Z-3866

727-731 BOYLSTON ST.

(B.P.)





Board of Appeal Referrals 5/26/77

Hearing: 6/7/77

Petition No. Z-3867  
Joseph E. Coppola  
99 St. Botolph and  
255 West Newton Sts., Boston

Three-story structure - Apartment (H-2) district.

Purpose: Use premises for exterior dining accessory to existing restaurant; erect eight foot high stockade fence.

Violation:

Section 9-1. Extension of a non-conforming use requires Board of Appeal hearing.

Restaurant has operated at this location for past three years. St. Botolph Citizens Committee supports proposal. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3867, brought by Joseph E. Coppola, 99 St. Botolph and 255 West Newton Streets, Boston, for an extension of a non-conforming use to use premises for exterior dining accessory to existing restaurant and erect an eight foot stockade fence in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: That exterior dining be limited only to afternoon hours. That Petitioner make arrangements with nearby facility to provide off-street parking; that plans be submitted to the Authority for design review.





Z-3867  
99 ST BOTOLPH ST.  
255 WEST NEWTON ST.  
(B.P.)



Board of Appeal Referrals 5/26/77

Hearing: 6/14/77

Petition No. Z-3868  
Henrietta Baxter  
15-17 Grant Place, Dorchester  
near Washington Street

3½-story frame structure - Residential (R-15) district.

Purpose: legalize occupancy - four-family dwelling.

Violation:

Section 8-7. A four-family dwelling is forbidden in an R-.5 district.

Occupancy has existed in this duplex dwelling for many years without adverse impact. Structure is assessed for this occupancy. Recommend approval.

VOTED: In reference to Petition No. Z-3868, brought by Henrietta Baxter, 15-17 Grant Place, Dorchester, for a forbidden use to legalize occupancy for four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed in this duplex dwelling for many years without adverse impact.



WM. GARY WALSH  
PLAYGROUND  
Z-3868  
15-17 GRANT PLACE  
(DOR.)





Board of Appeal Referrals 5/26/77

Hearing: 6/7/77

Petition No. Z-3871  
Pasquale and Antonio DiCicco  
39-41 Burton Street, Brighton  
near Hunnewell Street

Three-story structure - residential (R-.5) district.

Purpose: Change occupancy from two-family dwelling to three-family dwelling.

Violations:

Reqd.      Prop.

Section 8-7. Any dwelling converted for more families  
which does not meet the requirement for  
lot area is forbidden in an R-.5 district.

Section 14-1. Lot area is insufficient.      2 acres      5972 sf

Section 14-3. Lot width is insufficient.      200 ft.      40 ft.

Section 14-4. Street frontage is insufficient.      200 ft.      40 ft.

Section 16-1. Height of building is excessive.      2 stories      3 stories

Proposed density increase is inappropriate and inconsistent with the one- and  
two-family residential properties on the street. Neighbors are strongly opposed.  
Recommend denial.

VOTED: In reference to Petition No. Z-3871, brought by Pasquale and  
Antonio DiCicco, 39-41 Burton Street, Brighton, for a forbidden  
use and four variances for a change of occupancy from a two-  
family dwelling to a three-family dwelling in a residential  
(R-.5) district, the Boston Redevelopment Authority recommends  
denial. Proposed density is inappropriate and inconsistent with  
one- and two-family residential properties on the street.  
Neighbors are strongly opposed.



Z-3871

39-41 BURTON ST.  
(BRI.)





Board of Appeal Referrals 5/26/77

Hearing: 6/14/77

Petition No. Z-3872

Eugene J. Ciardi

1185 River Street, Hyde Park  
at Central Avenue

One-story masonry structure - General Business (B-1) district.

Purpose: to change occupancy from retail sale of fruit and produce to retail sale of fruit, produce and accessory office for motor vehicle repair; use premises for outdoor storage and repair of motor vehicles.

Violation:

Section 8-7. Repair garage and outdoor repair and storage of motor vehicles is forbidden in a B-1 district.

Open air auto body shop operation on this small site (3168 square feet) is unwarranted. Cars are too close to sidewalks creating a condition hazardous to pedestrians at this heavily congested intersection. The proposal is contrary to Cleary Square revitalization program for which the City has committed over \$500,000; private investment is also considerable. Recommend denial.

VOTED: In reference to Petition No. Z-3872, brought by Eugene J. Ciardi, 1185 River Street, Hyde Park, for a forbidden use for a change of occupancy from retail sale of fruit and produce to retail sale of fruit and produce, accessory office for motor vehicle repair and outdoor storage and repair of motor vehicles in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Open air body shop operation on this small site is unwarranted. Cars are too close to sidewalk creating a condition hazardous to pedestrians at this heavily congested intersection. The proposal is contrary to Cleary Square revitalization program for which the City has committed over \$500,000; private investment is also considerable.



2-3872  
1185 RIVER ST.  
(H.P.)





Board of Appeal Referrals 5/26/77

Hearing: 6/7/77

Petition No. Z-3873  
Local #34 Bartenders Union  
184 West Canton St., Boston  
at Warren Avenue

Four-story structure - apartment (H-3) district.

Purpose: To change occupancy from clubhouse to seven apartments.

Violation:

	<u>Reqd.</u>	<u>Prop.</u>
Section 15-1. Floor area ratio is excessive.	3	4
Section 17-1. Open space is insufficient.	100 sf	0

Proposal is inconsistent with surrounding density. Little City Hall and abutters are amenable to five units. Roof deck would tend to alleviate open space deficiency. Recommend approval of five apartments.

VOTED: In reference to Petition No. Z-3873, brought by Local #34 Bartenders Union, 184 West Canton Street, in the South End Urban Renewal Area, for two variances for a change of occupancy from clubhouse to seven apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval of five apartments, which would be more consistent with surrounding density. Little City Hall and abutters are amenable to this reduction. Roof deck would tend to alleviate open space deficiency.





Z-3873  
184 WEST CANTON ST.  
(B.R.)



